

WARRANTY DEED  
Corporate Grantor39-0-15-G✓  
32-65-7**Know all Men by these Presents,**

026910

**That** FSD ASSOCIATES, INC.TRANSFER  
TAX  
PAID

a Corporation organized and existing under the laws of the State of Maine

and having a place of business at Waterville

in the County of Kennebec

and State of Maine

in consideration of ONE (\$1.00) DOLLAR and Other Valuable Considerations

paid by MICHAEL P. RUNSER of Waterville, County of Kennebec and State of Maine,

whose mailing address is RFD #1, Box 4230, Waterville, Maine, 04901

the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey  
unto the said MICHAEL P. RUNSER, his

heirs and assigns forever,

THE UNIT known as Unit #7 in RIDGEWOOD EAST TOWNHOUSE CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat by Webster, Baldwin, Rohman, Day and Czarniecki, entitled "Ridgewood East Townhouse Condominiums" and filed in the Kennebec County Registry of Deeds in Plan File #E-87017. Specific reference is made to the RIDGEWOOD EAST TOWNHOUSE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated January 28, 1987 and is recorded in said Registry of Deeds in Book 3101, Page 308, as amended by Amendment dated August 3, 1987 and recorded in said Registry in Book 3207, Page 112 and the same is incorporate by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files #E-87018, E-87019 and E-87020.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **MICHAEL P. RUNSER**, his

heirs and assigns, to him and their use and behoof forever.

**And** the said Grantor Corporation does hereby **covenant** with the said Grantee, his heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances

EXCEPT AS AFORESAID

that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will **warrant and defend** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof**, the said **FSD ASSOCIATES, INC.**

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by

Robert Nardi, its President

thereunto duly authorized, this 16th day of the month of October

A.D. 19 87.

**Signed, Sealed and Delivered**

in presence of

FSD ASSOCIATES, INC.

(Corporate Name)

By *Robert Nardi*  
Robert Nardi  
Its President



State of Maine, County of Kennebec

ss.

October 16, 19 87.

Then personally appeared the above named Robert Nardi, President

of said Grantor Corporation as aforesaid,

and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,

*Robert M. Marden*  
Attorney at Law

Notary Public

Robert M. Marden

Attorney at Law/Notary Public

My Commission Expires Nov. 5, 1998

Printed Name

RECEIVED KENNEBEC SS.

1987 OCT 19 AM 9:00

RECORDED FROM ORIGINAL